CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-269 – Rezoning

MEETING DATE:
June 3, 2024

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
Not applicable for this item.

SUMMARY REQUEST:
Case 016-24: 3105 S Wisconsin Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Steve Williams Trust

BACKGROUND:
The owner, Steve Williams Trust, would like to develop and indoor pickleball court for senior residents at this location. The first step is requesting to rezone so that the low intensive recreation and entertainment use is permitted.

While the Future Land Use Map identifies the property as low-density residential, site conditions make the proposed change in zoning compatible with the Comprehensive Plan. The property is now vacant and collects much of the traffic from 32nd Street. The commercial uses to the South are existing and were not developed to the City's current standards. These designs standards stress integration into residential neighborhoods, through site design aspects like landscaping, building design and materials, and buffering conflicting uses.

The change in use will mean that any new development of the property will have to follow the new zoning code. The building, site, landscaping and conflicting uses will be required to be designed in a manner that provides a better transition between the conflicting uses than what is there now. There is also C-1 zoned property directly across the street (Wisconsin) from this site. This makes the request compatible with the surrounding pattern of development.

The existing commercial uses South of this location do not integrate well with low-density residential. Being as close as it is to 32nd Street, it is not the ideal location for a new single-family home. C-1 can be used to allow for a mix of housing types, and low intensive commercial activity.

PLANNING & ZONING COMMISSION TESTIMONY:
Steve Williams and Sally Robinson represented the case. They stated the house has already been demolished. Commission asked about the future use. Ms. Robinson stated they would like to build a 4-court indoor, 24-7 pickleball court.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends Approval for Council Bill 2024-269
Planning & Zoning Commission recommends Approval Case 016-24 (5 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Case 016-24

3105 S Wisconsin Ave-Rezoning-A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)-Steve Williams Trust

H. Steven Williams, 2601 Wisconsin Ave, Joplin stated he was the owner of the property and had requested to rezone.

Mr. Kimble asked if there were any questions from the Commission on Case 016-24.

Ms. Phillips asked if the house had already been torn down.

Ms. Sally Robinson stated yes.

Mr. Kimble asked if there were any further questions from the Commission on Case 016-24.

Mr. Landis asked the applicant if there were future projections for the property.

Ms. Sally Robinson, 2430 N. Indiana Ave, Joplin stated she wanted to do a 4-court indoor pickleball. She said no one has a 24-7 pickleball court.

Mr. Kimble asked if there were any further questions from the Commission on Case 016-24.

There were none.

Mr. Kimble asked if there was any one to speak in favor of Case 016-24.

There were none.

Mr. Kimble asked if there was any one to speak in opposition of Case 016-24.

There were none.

MR. LANDIS MOVED THAT CASE 016-24 BE APPROVED AND FORWARDED TO THE CITY COUNCIL FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAY, 1 ABSENT)

Z&P Meeting: May 13, 2024
City Council Meeting: June 3, 2024

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 016-24 A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial)

LOCATION 3105 S Wisconsin Ave

APPLICANT Steve Williams Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 0.6 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-2 PD	C-1
Land Use	Single-Family Home	Single-Family Home	Multi-tenant commercial building	Multi-tenant commercial building

FUTURE LAND USE

The property is identified as Low Density Residential on the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Wisconsin Ave	Local	60′

UTILITIES

City Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

While the Future Land Use Map identifies the property as low-density residential, site conditions make the proposed change in zoning compatible with the Comprehensive Plan. The property is now vacant and collects much of the traffic from 32nd Street. The commercial uses to the South are existing and were not developed to the City's current standards. These designs standards stress integration into residential neighborhoods, through site design aspects like landscaping, building design, and buffering. As a new development under our current code, this site can be developed to create the desired compatibility between bordering residential/commercial uses.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The existing commercial uses South of this location do not integrate well with low-density residential. Being as close as it is to 32nd Street, it is not the ideal location for a new single-family home. C-1 can be used to allow for a mix of housing types, and low intensive commercial activity.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use will mean that any new development of the property will have to follow the new zoning code. The building, site, landscaping and conflicting uses will be required to be designed in a manner that provides a better transition between the conflicting uses than what is there now. There is also C-1 directly across the street (Wisconsin) from this property.

DISCUSSION

The owner, Steve Williams Trust, would like to develop and indoor pickleball court for senior residents at this location. The first step is requesting to rezone so that the low intensive recreation and entertainment use is permitted.

Staff recommends approval of Case 016-24.

ENCLOSURES

- Map of property
- Application

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: ~~24011~~ ~~2016~~ - 24
Filing Fee: ~~$550.00~~ 600-
Received: 3/5/24
Date Advertised:
Proj. No.: ~~052-24~~ 24 - 062
Public Hearing Date: ~~5/13/24~~

Applicant: H. Steve Williams Phone No.: 417-540-2800
Address: 2601 Wisconsin Ave Email: HsteveW58@gmail.com
Owner: H. Steve Williams Trust Phone No.: _____
Address: ~~3105 Wisconsin~~ Email: _____
Location of Property: 3105 Wisconsin
Present Use of Property: partial parking
Proposed Use of Property: Pickleball facility & parking
Current Zoning: R1 Requested Zoning: C-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Strip mall	C2
South	residential	R1
East	residential	R1
West	strip mall & residential	½ C1 & R1

Character of the Neighborhood: _____

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: Because the use is not for residential houses.

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☐	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: Wisconsin

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: _____

Subdivision Platting:

Yes	No	
☐	☒	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☐ ☒ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

Double lot back with no alley.

_____

_____

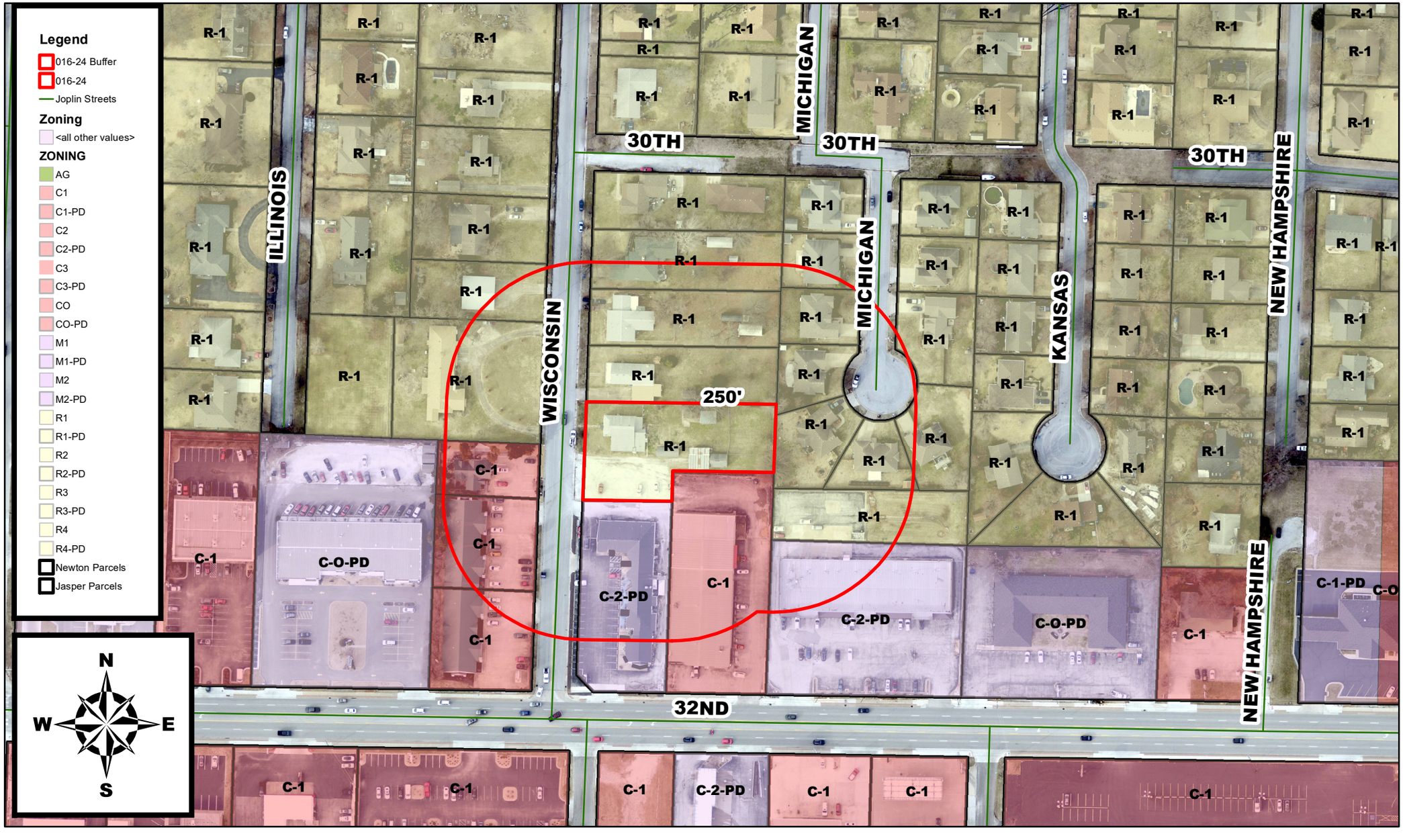
Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☐	☒	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned. N/A

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 3/5/24

Case 016-24: Rezoning



3105 Wisconsin Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) – Steve Williams Trust

0 55 110 220 330 440
Feet

P & Z Case 016-24
Steve Williams Trust
(P & Z Recommended Approval)

COUNCIL BILL NO. 2024-269 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in District C-1 (Neighborhood Commercial) property as described below and located at 3105 Wisconsin Ave.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District C-1 (Neighborhood Commercial).

ALL OF LOT NUMBERED SEVEN (7) EXCEPT THE SOUTH 20 FEET OF THE WEST 120 FEET AND EXCEPT THE EAST 134 FEET OF THE SOUTH 60 FEET, AND ALL OF LOT NUMBERED EIGHT (8) IN BARBEE'S GARDEN ACRES, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2024, by a vote of _____.

_____

Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney